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WELSH STATUTORY INSTRUMENTS

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**2013 No. 2730**

**The Building Regulations &c. (Amendment No. 3)  
and Domestic Fire Safety (Wales) Regulations 2013**

**Amendments to the Principal Regulations**

- 4.—(1) The Principal Regulations are amended as follows.  
(2) Insert after Part 7—

**“PART 7A**

**Automatic fire suppression systems**

**Provision of automatic fire suppression systems**

**37A.**—(1) This regulation applies where building work consists of the erection or material change of use of a building in relation to—

- (a) care homes as defined in section 3 of the Care Standards Act 2000;
- (b) rooms for residential purposes other than rooms in—
  - (i) a hostel;
  - (ii) an hotel;
  - (iii) a prison or young offender institution; and
  - (iv) a hospital
- (c) dwelling-houses and flats,

subject to paragraphs (4) and (5).

(2) For the purposes of this regulation a material change of use comprises or includes a change of use within regulation 5 (a), (b), (c), (d), (g), (h) or (i).

(3) A building to which this regulation applies must be provided with an automatic fire suppression system which is installed and operates in accordance with the requirements set in regulation 37B.

- (4) This regulation does not apply to buildings which are—
- (a) listed in accordance with section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990<sup>(1)</sup>;
  - (b) in a conservation area designated in accordance with section 69 of that Act; or
  - (c) included in the schedule of monuments maintained under section 1 of the Ancient Monuments and Archaeological Areas Act 1979<sup>(2)</sup>,

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(1) 1990 c. 9.

(2) 1979 c. 46. There are amendments to section 1 which are not relevant to these Regulations.

where installation of a fire suppression system would unacceptably alter their character or appearance.

(5) This regulation does not apply to temporary buildings with a planned time of use of two years or less.

**Requirements of automatic fire suppression systems**

**37B.** For the purposes of regulation 37A(3), the requirements of an automatic fire suppression system are the requirements set out in any document approved and issued under section 6 of the Building Act 1984 for the purpose of providing practical guidance as to the requirements of regulation 37A.”.